



THIS SPACE RESERVED FOR RECORD

2017-008790
Klamath County, Oregon
08/04/2017 02:19:00 PM
Fee: \$47.00

After recording return to:

Jeremy S. Goodman and Leanna C. Goodman
4951 Saylor Street
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Jeremy S. Goodman and Leanna C. Goodman
4951 Saylor Street
Klamath Falls, OR 97603
File No. 169126AM

STATUTORY WARRANTY DEED

Juanita Jean Davison, as Trustee of the Wylie Lee Davison, Jr and Juanita Jean Davison Joint Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Jeremy S. Goodman and Leanna C. Goodman, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 24 of Evergreen Meadows, Tract 1302, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true and actual consideration for this conveyance is **\$159,000.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2017-2018 Real Property Taxes, a lien not yet due and payable.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 2 day of Aug, 2017.

Wylie Lee Davison, Jr. & Juanita Jean Davison Joint Revocable Living Trust

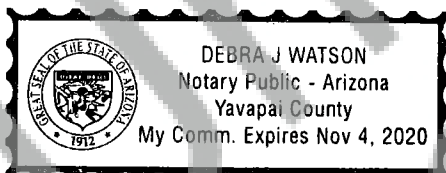
By: Juanita Jean Davison
Juanita Jean Davison, Trustee

State of Arizona) ss.
County of Yavapai)

On this 2 day of August, 2017, before me, Debra J. Watson, a Notary Public in and for said state, personally appeared Juanita Jean Davison known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Wylie Lee Davison, Jr and Juanita Jean Davison Joint Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Debra J. Watson
Notary Public for the State of Arizona
Residing at: Prescott AZ
Commission Expires: 11-4-2020



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.